



Gladstone Road, Dorridge

Guide Price £795,000





PROPERTY OVERVIEW

Introducing this four bedroom detached property, perfectly situated in a highly sought-after location, just a five-minute walk from Dorridge Village and its convenient train station. Boasting an extended layout, this property offers ample living space, with planning permission in place for further expansion if required. Nestled on a desirable quiet road, adjacent to the Dorridge Triangle, this superb family home further benefits from an impressive south-facing landscaped rear garden, ideal for outdoor enjoyment.

You step inside this charming residence via an entrance porch and entrance hallway with guest cloakroom and internal access into the garage. Each reception room is filled with an abundance of natural light, offering a comfortable and stylish living environment. The ground floor comprises three spacious reception rooms, including living room, dining room and family / sun room providing beautiful views to the rear garden and also ideal for spending time with family and entertaining guests. Additionally, a well-appointed breakfast kitchen provides a delightful space to prepare and enjoy meals.



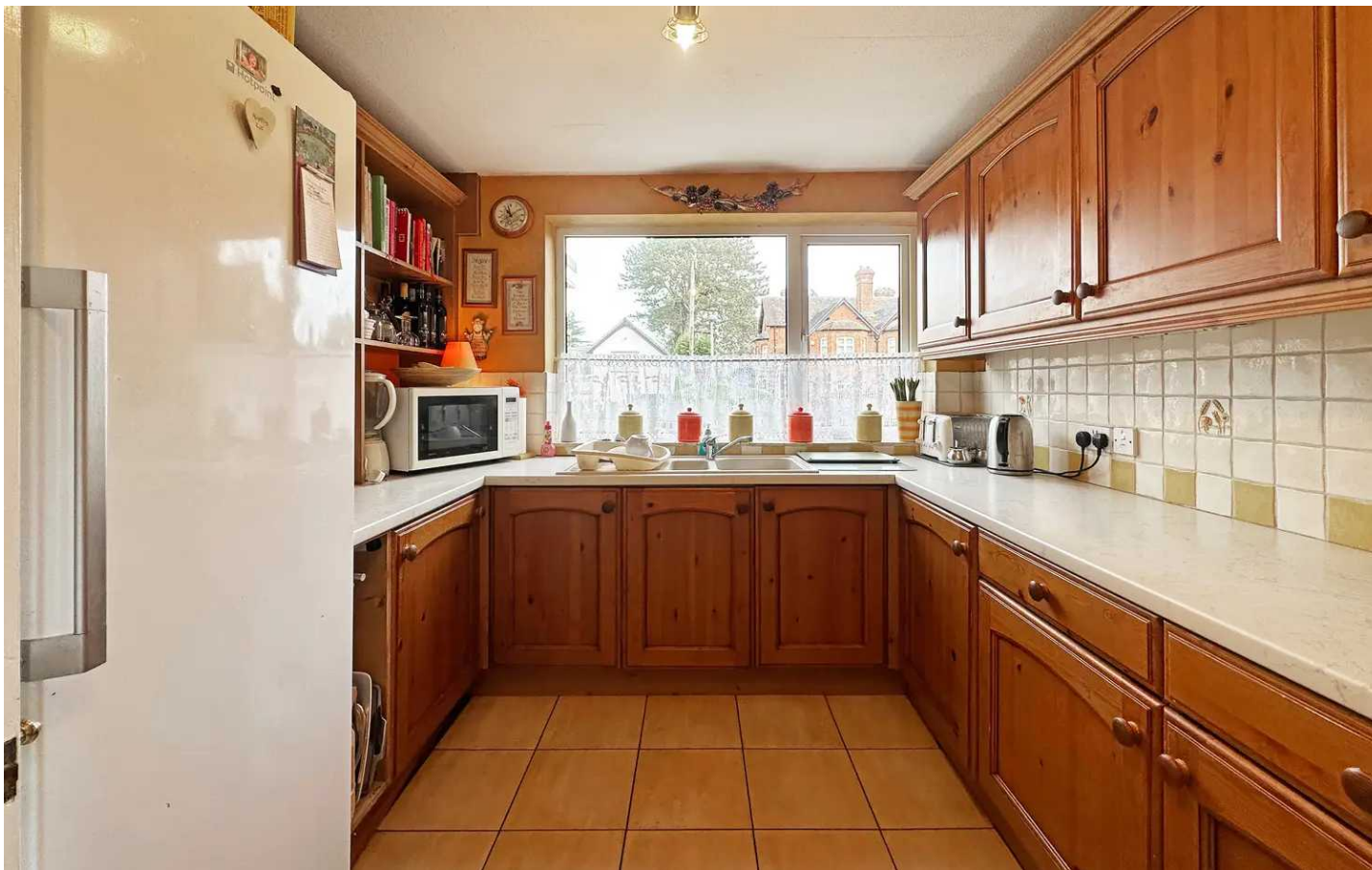


To the first floor, you will find four generously proportioned bedrooms, each providing a peaceful sanctuary and also a family bathroom and separate wc providing convenience for the whole household.

Outside, this property is behind a tarmacadam driveway and features a large garage, providing plentiful space for parking multiple vehicles and storage. One of the standout features of this remarkable property is the outstanding south-facing landscaped rear garden. Perfectly designed to capture the sunshine throughout the day, this immaculately maintained outdoor oasis offers a peaceful haven for relaxation and recreation.

With its fantastic location, extensive living space, and enormous potential for expansion and enhancement, this impressive property presents a unique opportunity to create the home of your dreams. Ideally positioned in a highly desirable area, benefits from excellent transport links, nearby amenities, and a charming village setting. With planning permission already granted for further extension, alongside a magnificent south-facing rear garden, this property represents a phenomenal investment for those seeking an enviable family home in an esteemed location.





Early viewing is highly recommended to appreciate the immense potential that this property offers.

PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.





Council Tax band: F

Tenure: Freehold

- Fantastic Location Five Minutes Walk To Dorridge Village And Station
- Extended Four Bedroom Detached Property
- Planning Permission For Further Extension
- Outstanding South Facing Landscaped Rear Garden
- Located In A Quiet Road Just off the Dorridge Triangle
- Fantastic Potential For Further Extension And Improvement
- Three Reception Rooms Plus Breakfast Kitchen
- Four Bedrooms And Family Bathroom And Separate Wc
- Set Behind Tarmacadam Driveway
- Large Garage





ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST CLOAKROOM

11' 6" x 6' 5" (3.50m x 1.95m)

LIVING ROOM

15' 3" x 12' 0" (4.65m x 3.65m)

DINING ROOM

12' 6" x 12' 0" (3.80m x 3.65m)

FAMILY / SUN ROOM

12' 2" x 11' 0" (3.70m x 3.35m)

BREAKFAST KITCHEN

13' 1" x 8' 10" (4.00m x 2.70m)

FIRST FLOOR

BEDROOM ONE

15' 3" x 12' 6" (4.65m x 3.80m)

BEDROOM TWO

13' 9" x 10' 0" (4.20m x 3.05m)

BEDROOM THREE

12' 0" x 7' 7" (3.65m x 2.30m)

BEDROOM FOUR

12' 0" x 7' 5" (3.65m x 2.25m)

BATHROOM

8' 8" x 5' 11" (2.65m x 1.80m)

WC

TOTAL SQUARE FOOTAGE

Total floor area: 157.6 sq.m. = 1697 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

15' 1" x 14' 3" (4.60m x 4.35m)

SOUTH FACING LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN SALE

Rangemaster free standing cooker, Rangemaster extractor, Hotpoint dishwasher, Bosch washing machine, Bosch tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, two of three garden sheds and bedroom one's chest of drawers.

ADDITIONAL INFORMATION

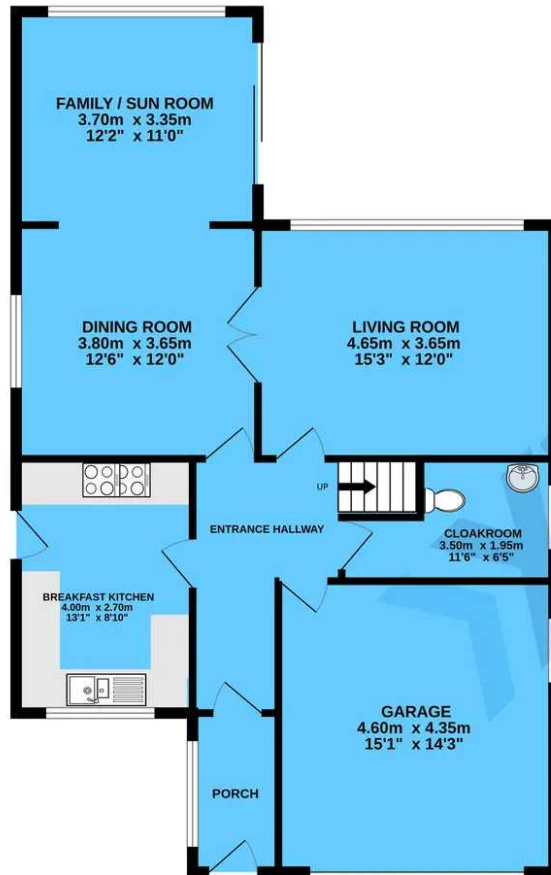
Services - mains gas, electricity and mains sewers.
Broadband - EE. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

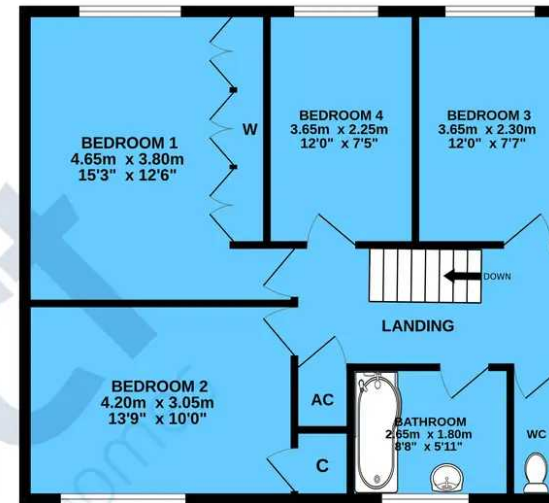
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
92.4 sq.m. (994 sq.ft.) approx.



1ST FLOOR
65.3 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA: 157.6 sq.m. (1697 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

